

**RECEIVED**

TO: Planning Board  
FROM: Conservation Commission  
DATE: October 22, 2015  
RE: Village at Institute Road, 100 Westboro Road

**OCT 23 2015**

**PLANNING BOARD  
GRAFTON, MA**

**FILE**

**Village at Institute Road**

At a public hearing on September 15, 2015 Normand Gamache of Guerriere and Halnon appeared before the Grafton Conservation Commission to discuss the flexible and conventional development site plans that are currently being reviewed by the Planning Board. During this conversation, the Conservation Commission discussed some key points that I would like to bring to your attention.

- The Conservation Commission greatly prefers the flexible development site plan over the conventional. The smaller disturbance footprint greatly reduces the impact on the environment and has the benefit of protecting open space for wildlife, water quality protection, and recreation.
- The Commission requests that Cape Cod berming be substituted for vertical granite curbing to allow for improved wildlife migration access on this sensitive site. Vertical granite curbing is impassable for small amphibians and reptiles, leading to many inadvertent wildlife fatalities. (They get into the street but can't get out and perish.) This is especially important to salamander migration to and from the vernal pool.
- The Commission requests that the walking trail that connects the sidewalk along Institute Road to the cul-de-sac near the vernal pool be constructed of pervious material such as gravel, wood chips or dirt.
- The Commission requests that the trail heads to the open space be well marked with signs and provide some type of parking, whether on street or off-street. This area could be delineated with signs, fencing, striping, etc., the intent being that a resident who is not familiar with the subdivision could locate the trail head and the trail parking without wondering if they are trespassing in someone's yard.
- The Commission would be pleased to accept the ownership of the open space created as part of the flexible development site plan.

Please seriously consider these comments during your review process as the Conservation Commission strongly believes that these recommendations will help to decrease the negative impacts to the environment while increasing the net benefit to the Town. Thank you.